



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Improvement Agreement for Millsbridge Subdivision Public Improvements, Phase 1

MEETING DATE: November 19, 1997

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize the City Manager to execute the Improvement Agreement for Millsbridge Subdivision, Phase 1, and appropriate \$355,000 for the project.

BACKGROUND INFORMATION: The Millsbridge Subdivision is located along Mills Avenue north of Kettleman Lane. The project consists of 51 low-density residential lots north of Tienda Drive and 2 office lots immediately north of Kettleman Lane (see Exhibit A). The project will be built in phases, including preliminary infrastructure work that will serve the project and other projects in the area. The first project, Phase 1, consists of the Mills Avenue roadway structure and a water main crossing the Woodbridge Irrigation District (WID) Canal. Another project, already underway, is the Tienda Drive wastewater lift station for which the Millsbridge project provided the property to construct the lift station.

The work in the WID right of way must be done during the winter when the Canal is not in use. Building these improvements now will allow the subdivision to proceed in 1998. The cost of these improvements is nearly all included in the City's Development Impact Mitigation Fee Program. Typically, the developer builds the improvements included in the Program and is reimbursed through impact fee credits. Because of the cost and timing of this project, staff is recommending that the developer be reimbursed for this work prior to the subdivision fee payments.

The agreement presented for Council approval is based on a standard subdivision improvement agreement and provides for the City to reimburse the developer as the work is accomplished. The developer has prepared the plans for the project and obtained bids. The requested appropriation covers the bid amount, engineering, administrative expenses and contingencies. Reimbursements will be made based on actual expenses. Note that the project does not include final paving and miscellaneous grading and improvements related to the finished roadway. This work does not have the WID/wintertime constraint and staff feels it will be more economical to include it in the final subdivision improvements and agreement.

FUNDING: \$355,000 from Development Impact Mitigation Funds (\$340,000 from Local Streets and \$15,000 from Water)

Funding Available: Vicki Mathie
Finance Director

Jack L. Ronsko
Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr.; City Engineer
Attachment

cc: Associate Civil Engineer, Development Services
Tokay Development, c/o Jeff Kirst

APPROVED: _____

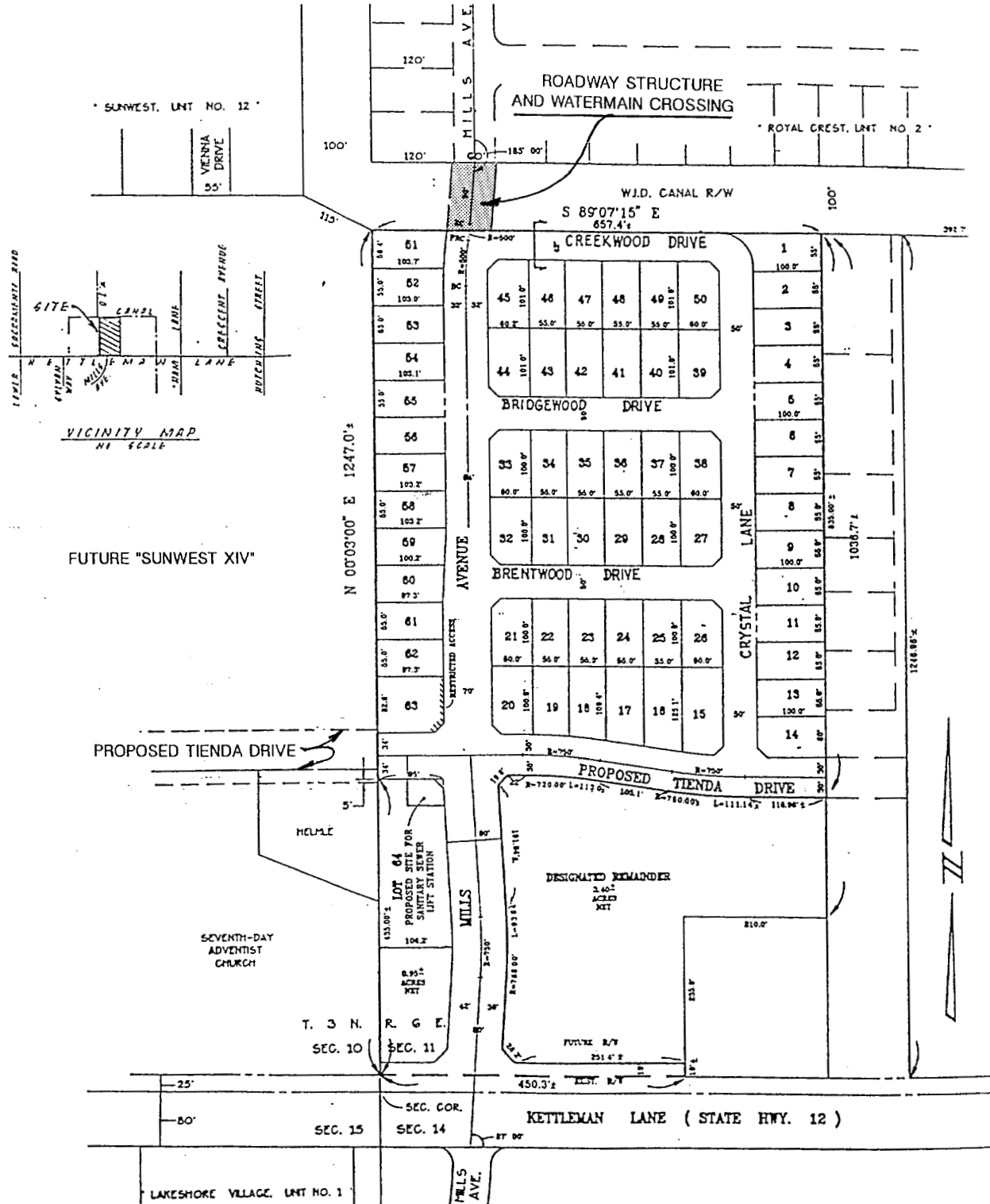
H. Dixon Flynn
H. Dixon Flynn -- City Manager



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



CITY COUNCIL

PHILLIP A. PENNINO, Mayor

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November 13, 1997

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City Manager

ALICE M. REIMCHE

City Clerk

RANDALL A. HAYS

City Attorney

Mr. Jeff Kirst
Tokay Development
P. O. Box 1259
Woodbridge, CA 95258

SUBJECT: Improvement Agreement for Millsbridge Subdivision Public Improvements,
Phase 1

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, Wednesday, November 19, 1997. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Richard Prima at (209) 333-6706.



Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk